



Meeting: Planning and Development
Committee

Agenda Item:

Date:

IMPORTANT INFORMATION - DELEGATED DECISIONS

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The Assistant Director of Planning and Regulation has issued decisions in respect of the following applications in accordance with his delegated authority:-

1. Application No : 18/00492/FP
Date Received : 08.08.18
Location : Comark House Gunnels Wood Park Gunnels Wood Road
Stevenage
Proposal : Erection of a double height portacabin
Date of Decision : 11.03.19
Decision : **Planning Permission is GRANTED**

2. Application No : 18/00707/FPH
Date Received : 16.11.18
Location : 2 The Old Walled Garden Stevenage Herts SG1 4TN
Proposal : Proposed single storey side extension
Date of Decision : 26.02.19
Decision : **Planning Permission is GRANTED**

3. Application No : 18/00764/FP
Date Received : 17.12.18
Location : 12 The Noke Stevenage Herts SG2 8LH
Proposal : Erection of 1no. one bedroom dwelling
Date of Decision : 08.03.19
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed dwelling, by virtue of its siting, design and projection forward of Melne Road, would be unduly prominent when viewed in the street scene and erode the space and openness to the side of the existing dwelling. The development is therefore contrary to Policies H7, TW8 and TW9 of the Stevenage Borough District Plan Second Review 1991 - 2011 (adopted 2004), Policies GD1 and HO5 of Stevenage Borough Local Plan 2011 - 2031 publication draft January 2016, the Council's Design Guide SPD (2009), the National Planning Policy Framework (2019) and the National Planning Policy Guidance (2014).

4. Application No : 18/00782/FPH
Date Received : 21.12.18
Location : 58 Alleyns Road Stevenage Herts SG1 3PP
Proposal : Alterations to front elevation of property to create off road parking
Date of Decision : 20.02.19
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed development by virtue of its overall design will result in an incongruous form of development which would be harmful to the architectural composition of the application property and will harm the visual amenities of Alleyns Road. It would therefore, be contrary to Policies TW8 and TW9 of the Stevenage District Plan Second Review 1991- 2011 (adopted 2004), Policy GD1 of the Stevenage Borough Local Plan 2011 - 2031, publication draft January 2016, Chapter 6 of the Council's Design Guide SPD (2009), the National Planning Policy Framework (2019) and Planning Practice Guidance (2014)

5. Application No : 18/00783/FPH
Date Received : 28.12.18
Location : 15 Foster Close Stevenage Herts SG1 4SA
Proposal : Single storey side extension
Date of Decision : 21.02.19
Decision : **Planning Permission is GRANTED**
6. Application No : 18/00784/FP
Date Received : 28.12.18
Location : 447 Scarborough Avenue Stevenage Herts SG1 2QB
Proposal : Change of use from public amenity land to residential use.
Date of Decision : 26.02.19
Decision : **Planning Permission is GRANTED**
7. Application No : 19/00009/FP
Date Received : 11.01.19
Location : The Hyde Convenience 25 The Hyde Stevenage Herts
Proposal : Retrospective application for the installation of an ATM
Date of Decision : 22.02.19
Decision : **Planning Permission is GRANTED**
8. Application No : 19/00010/AD
Date Received : 11.01.19
Location : The Hyde Convenience 25 The Hyde Stevenage Herts
Proposal : 1 no. internally illuminated fascia sign
Date of Decision : 22.02.19
Decision : **Advertisement Consent is GRANTED**

9. Application No : 19/00018/FP
Date Received : 14.01.19
Location : 35A & 35B Gonville Crescent Stevenage Herts SG2 9LX
Proposal : Single storey rear extension to No.35a and single storey rear/side extension to No.35b
Date of Decision : 07.03.19
Decision : **Planning Permission is GRANTED**
10. Application No : 19/00019/FP
Date Received : 15.01.19
Location : Former John Lewis Plc Cavendish Road Stevenage Herts
Proposal : Construction of unit for the provision of ophthalmic services (Class D1) within Warehouse Club permitted by planning permission reference 15/00702/FPM
Date of Decision : 22.02.19
Decision : **Planning Permission is GRANTED**
11. Application No : 19/00020/LB
Date Received : 15.01.19
Location : Former John Lewis Plc Cavendish Road Stevenage Herts
Proposal : Construction of unit for the provision of ophthalmic services (Class D1) within Warehouse Club permitted by planning permission reference 15/00702/FPM
Date of Decision : 22.02.19
Decision : **Listed Building Consent is GRANTED**

12. Application No : 19/00022/COND
Date Received : 16.01.19
Location : 45 Long Leaves Stevenage Herts SG2 9AX
Proposal : Discharge of Condition 3 (materials), Condition 7 (landscaping) and Condition 9 (boundary treatments) attached to planning permission 17/00392/FP
Date of Decision : 20.03.19
Decision : **The Condition(s)/Obligation(s) cannot be discharged but are deemed Acceptable**
- Please note that the condition(s) cannot be discharged given that a breach of planning control has occurred in this instance. However, the Local Planning Authority would not seek any enforcement action against the breach at this time. Notwithstanding this, the Local Planning Authority still reserves the right to undertake enforcement action if a further breach of the condition(s) occurs at a later date.
- The case officer's letter is attached providing further information.
13. Application No : 19/00023/FPH
Date Received : 17.01.19
Location : 99 Ferrier Road Stevenage Herts SG2 0PE
Proposal : Single storey rear and side extension
Date of Decision : 07.03.19
Decision : **Planning Permission is GRANTED**
14. Application No : 19/00024/FPH
Date Received : 17.01.19
Location : 30 Exchange Road Stevenage Herts SG1 1PZ
Proposal : Erection of a part two storey, part single storey side extension and a part two storey, part single storey rear extension following demolition of existing rear conservatory
Date of Decision : 05.03.19
Decision : **Planning Permission is GRANTED**

15. Application No : 19/00026/TPCA
Date Received : 18.01.19
Location : 5 Dunwich Farm Stevenage Herts SG1 2JX
Proposal : Reduction of crown by up to 2m on 1no. Goat Willow (T1), lifting of crown to 3m above ground level on 1no. Crack Willow (T2) and removal of 1no. Robinia (T3).
Date of Decision : 22.02.19
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
16. Application No : 19/00027/FPH
Date Received : 18.01.19
Location : 16 Orchard Road Stevenage Herts SG1 3HE
Proposal : Proposed single storey rear extensions
Date of Decision : 13.03.19
Decision : **Planning Permission is GRANTED**
17. Application No : 19/00028/FP
Date Received : 18.01.19
Location : 15 St. Davids Close Stevenage Herts SG1 4UZ
Proposal : Change of use from amenity land to residential land
Date of Decision : 04.03.19
Decision : **Planning Permission is GRANTED**
18. Application No : 19/00029/FPH
Date Received : 21.01.19
Location : 3 East Reach Stevenage Herts SG2 9AU
Proposal : Single storey rear extension
Date of Decision : 08.03.19
Decision : **Planning Permission is GRANTED**

19. Application No : 19/00031/CLPD
Date Received : 21.01.19
Location : 37 Pankhurst Crescent Stevenage Herts SG2 0QF
Proposal : Certificate of lawfulness for a single storey rear extension
Date of Decision : 22.02.19
Decision : **Certificate of Lawfulness is APPROVED**
20. Application No : 19/00032/FP
Date Received : 21.01.19
Location : 37 Pankhurst Crescent Stevenage Herts SG2 0QF
Proposal : Erection of 1no. one bed dwelling on land adjacent to 37 Pankhurst Crescent
Date of Decision : 15.03.19
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed dwelling, by virtue of its siting, design, height and forward projection would be unduly prominent when viewed in the street scene and erode the space and openness to the side of the existing dwelling. The development is therefore contrary to Policies H7, TW8 and TW9 of the Stevenage Borough District Plan Second Review 1991 - 2011 (adopted 2004), Policies GD1 and HO5 of Stevenage Borough Local Plan 2011 - 2031 publication draft January 2016, the Council's Design Guide SPD (2009), the National Planning Policy Framework (2019) and the Planning Practice Guidance (2014).

The internal amenity space of the proposed dwelling would be below the nationally described space standards set out in Appendix C of the Stevenage Borough Local Plan 2011-2031 Publication Draft January 2016 and would thus be contrary to emerging policy GD1 of the Stevenage Borough Local Plan 2011-2031 which requires proposals to at least meet the nationally described space standards. This would lead to unsatisfactory living conditions for future occupiers of the proposed residential accommodation.

The proposed development would result in a sub-standard area of private amenity space to serve the new dwelling to the detriment of the living standards of any future occupiers of the new dwelling. The proposed development would therefore be

contrary to Policies TW8 and TW9 of the adopted Stevenage District Plan Second Review 1991 - 2011, Policy GD1 of the Stevenage Borough Local Plan 2011 - 2031 - Publication Draft - January 2016, the Council's Design Guide SPD (2009), the National Planning Policy Framework (2019) and Planning Practice Guidance (2014).

The proposed development does not make adequate provision for car parking in accordance with the Council's adopted standards. This is likely to result in on-street parking to the detriment of highway safety. This is contrary to Policy T15 of the Stevenage District Plan Second Review 1991 - 2011 (adopted 2004), Policy IT5 Stevenage Borough Local Plan 2011 - 2031 Publication Draft, January 2016, the Council's Car Parking Standards SPD (2012), the National Planning Policy Framework (2019) and Planning Practice Guidance (2014).

21. Application No : 19/00035/FPH
Date Received : 22.01.19
Location : 47 The Lawns Stevenage Herts SG2 9RT
Proposal : Single storey rear extension
Date of Decision : 19.03.19
Decision : **Planning Permission is GRANTED**
22. Application No : 19/00036/CLPD
Date Received : 22.01.19
Location : 8 Barclay Gardens Stevenage Herts SG1 3BF
Proposal : Certificate of lawfulness for proposed Single storey rear extension.
Date of Decision : 22.02.19
Decision : **Certificate of Lawfulness is APPROVED**

23. Application No : 19/00039/OP
Date Received : 22.01.19
Location : Dale End Twinwoods Stevenage Herts
Proposal : Outline application for demolition of existing dwelling and erection of 5no four bedroom dwellings with all matters reserved
Date of Decision : 20.03.19
Decision : **Outline Planning Permission is REFUSED**
- For the following reason(s);
- The proposed development of five detached dwellings would result in an overdevelopment of the site, out of keeping with the existing grain of development, including an unacceptable level of hardstanding for access and car parking to the frontage of the proposed properties. This would be harmful to the character and visual amenity of the site and the wider area contrary to saved policies TW8 and H7 of the Stevenage District Plan Second Review (2004), emerging policies SP8 and HO5 of the Stevenage Borough Local Plan 2011-2031 (2016) and the National Planning Policy Framework (2019) and Planning Practice Guidance (2014).
24. Application No : 19/00041/FPH
Date Received : 23.01.19
Location : 7 Christie Road Stevenage Herts SG2 0NT
Proposal : Single storey front extension
Date of Decision : 13.03.19
Decision : **Planning Permission is GRANTED**
25. Application No : 19/00042/FPH
Date Received : 23.01.19
Location : 1 Flinders Close Stevenage Herts SG2 0NE
Proposal : Single storey side extension
Date of Decision : 22.02.19
Decision : **Planning Permission is GRANTED**

26. Application No : 19/00043/TPTPO
Date Received : 23.01.19
Location : 41 Sish Lane Stevenage Herts SG1 3LS
Proposal : Reduction of 2no. oak trees (T1 and T2) protected by Tree Preservation Order 94 by a maximum of 1.5 metres overall, back to suitable growth points and previous reduction points.
Date of Decision : 15.03.19
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
27. Application No : 19/00048/COND
Date Received : 24.01.19
Location : Former DuPont Site Wedgwood Way Stevenage Herts
Proposal : Discharge of condition 4 (informal play area details) attached to planning permission reference 16/00782/RMM
Date of Decision : 21.03.19
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
28. Application No : 19/00050/CLPD
Date Received : 25.01.19
Location : 214 Chertsey Rise Stevenage Herts SG2 9JQ
Proposal : Certificate of Lawfulness for a single storey rear extension
Date of Decision : 22.02.19
Decision : **Certificate of Lawfulness is APPROVED**

29. Application No : 19/00051/FPH
Date Received : 26.01.19
Location : 111 Chancellors Road Stevenage Herts SG1 4TZ
Proposal : Part two storey, part single storey rear extension, first floor side extension and single storey front extension
Date of Decision : 04.03.19
Decision : **Planning Permission is GRANTED**
30. Application No : 19/00052/FPH
Date Received : 28.01.19
Location : Benoni Symonds Green Lane Stevenage Herts
Proposal : Installation of a 1.8m high automatic sliding gate to the entrance of the site.
Date of Decision : 19.03.19
Decision : **Planning Permission is GRANTED**
31. Application No : 19/00054/HPA
Date Received : 28.01.19
Location : 7 Nash Close Stevenage Herts SG2 0AP
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.5m, for which the maximum height will be 2.4m and the height of the eaves will be 2.4m
Date of Decision : 28.02.19
Decision : **Prior Approval is NOT REQUIRED**

32. Application No : 19/00058/FPH
Date Received : 29.01.19
Location : 117 The Pastures Stevenage Herts SG2 7DF
Proposal : Single storey rear extension to form annexe with front infill canopy
Date of Decision : 13.03.19
Decision : **Planning Permission is GRANTED**
33. Application No : 19/00059/LB
Date Received : 30.01.19
Location : The Olde Cottage High Street Stevenage Herts
Proposal : Replacement and upgrade existing windows and casements
Date of Decision : 21.03.19
Decision : **Listed Building Consent is REFUSED**

For the following reason(s);

Insufficient information has been submitted to fully assess the impact that the proposed replacement windows would have on the character, appearance and architectural interest of this grade II listed building, contrary to the provisions of sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (2019) and Policy SP13 of the emerging Local Plan, Stevenage Borough Local Plan 2011-2031 Publication Draft January 2016.
34. Application No : 19/00060/FPH
Date Received : 30.01.19
Location : 7 Dryden Crescent Stevenage Herts SG2 0JG
Proposal : Single storey rear extension
Date of Decision : 18.03.19
Decision : **Planning Permission is GRANTED**

35. Application No : 19/00061/FPH
Date Received : 31.01.19
Location : 132 Shephall View Stevenage Herts SG1 1RR
Proposal : Single storey front extension and replacement garage at No. 130 Shephall View
Date of Decision : 14.03.19
Decision : **Planning Permission is GRANTED**
36. Application No : 19/00066/CLPD
Date Received : 01.02.19
Location : 11 Nursery Close Stevenage Herts SG2 8SD
Proposal : Certificate of lawfulness for a porch to side elevation
Date of Decision : 15.03.19
Decision : **Certificate of Lawfulness is APPROVED**
37. Application No : 19/00067/FP
Date Received : 02.02.19
Location : Symonds Green Dental Practice 188 Scarborough Avenue Stevenage Herts
Proposal : Front porch with bay window
Date of Decision : 18.03.19
Decision : **Planning Permission is GRANTED**
38. Application No : 19/00072/CLPD
Date Received : 04.02.19
Location : 2A Brook Drive Stevenage Herts SG2 8TT
Proposal : Certificate of Lawfulness for a single storey rear extension
Date of Decision : 21.03.19
Decision : **Certificate of Lawfulness is APPROVED**

39. Application No : 19/00073/HPA
Date Received : 04.02.19
Location : 57 Fairview Road Stevenage Herts SG1 2NT
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 3.95m, for which the maximum height will be 3.3m and the height of the eaves will be 2.4m
Date of Decision : 07.03.19
Decision : **Prior Approval is NOT REQUIRED**
40. Application No : 19/00075/FPH
Date Received : 05.02.19
Location : 92 Fairview Road Stevenage Herts SG1 2NS
Proposal : Part single part two storey rear extension and part single part two storey side extension
Date of Decision : 21.03.19
Decision : **Planning Permission is GRANTED**
41. Application No : 19/00108/NMA
Date Received : 19.02.19
Location : 42 Whitney Drive Stevenage Herts SG1 4BJ
Proposal : Non material amendment to planning permission 17/00637/FPH to alter bedroom window on rear elevation
Date of Decision : 13.03.19
Decision : **Non Material Amendment AGREED**
42. Application No : 19/00110/NMA
Date Received : 20.02.19
Location : 2 Essex Close Stevenage Herts SG1 3FA
Proposal : Non material amendment to planning permission 18/00373/FPH to change a wrap over roof light and window box to a single fixed rooflight and side window. Amendments to patio doors.
Date of Decision : 13.03.19
Decision : **Non Material Amendment AGREED**

43. Application No : 19/00115/NMA
Date Received : 21.02.19
Location : 85 Letchmore Road Stevenage Herts SG1 3PS
Proposal : Non Material amendment to planning permission 14/00311/FP to add 2no Velux windows to rear roof and slightly widen bi-folding doors.
Date of Decision : 28.02.19
Decision : **Non Material Amendment AGREED**
44. Application No : 19/00125/NMA
Date Received : 26.02.19
Location : Former John Lewis Plc Cavendish Road Stevenage Herts
Proposal : Non material amendment to planning permission 17/00517/FP to make changes to the canopy, stand pipe, petrol pumps and hose leak detection/additive systems
Date of Decision : 13.03.19
Decision : **Non Material Amendment AGREED**

BACKGROUND PAPERS

1. The application files, forms, plans and supporting documents having the reference number relating to these items.
2. Stevenage District Plan Second Review 1991-2011.
3. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2012 and the Stevenage Design Guide adopted October 2009.
4. Stevenage Borough Local Plan 2011-2031 Publication Draft.
5. Responses to consultations with statutory undertakers and other interested parties.
6. Central Government advice contained in the National Planning Policy Framework July 2018 and National Planning Policy Guidance March 2014 (as amended).
7. Letters received containing representations.